



 **4**
Bedrooms

 **2**
Bathrooms

 **2**
Receptions

SAMUEL
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BESPOKE ESTATE AGENTS



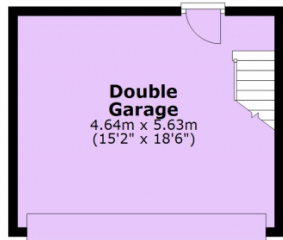
- **FOUR BEDROOM DETACHED FAMILY HOME**
- **OPEN PLAN CONTEMPORARY KITCHEN DINER**
- **SPACIOUS & BRIGHT LIVING ROOM**
- **GROUDN FLOOR CHIC SHOWER ROOM**
- **DETACHED DOUBLE GARAGE with LOFT ROOM**
- **FOUR LOVELY DOUBLE BEDROOMS**
- **MAIN BEDROOM with SHOWER ENSUITE**
- **PAVED DRIVEWAY FOR MULTIPLE**
- **LARGE REAR GARDEN with MULTIPLE SEATING AREAS**



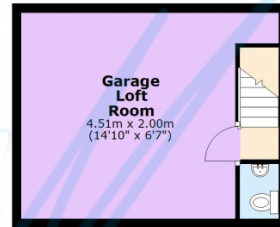
Welcome to this charming FOUR-BEDROOM DETACHED RESIDENCE on MELLOR STREET, where elegance blends seamlessly with cozy comfort. Step inside, and the spacious entrance hall immediately reveals the scale of this wonderful property. The first reception room, currently serving as the living room, provides the perfect space for entertaining, featuring large PATIO DOORS and a striking FEATURE BRICK FIREPLACE. The open-plan kitchen is a chef's dream, with sleek worktops, modern appliances, and stunning BI-FOLDING DOORS and PATIO DOORS that effortlessly merge the indoor space with the outdoor, ideal for alfresco dining! Flooded with natural light, this space offers the perfect environment to cook while enjoying the scenic garden views. Further into the entrance hall, you'll find a second reception room, currently used as a home office, but offering complete versatility to suit your lifestyle needs. The ground floor also includes a chic SHOWER ROOM and a convenient UTILITY SPACE. Upstairs, discover FOUR SPACIOUS DOUBLE BEDROOMS. The master bedroom, with its generous size and abundant natural light, provides a peaceful sanctuary for relaxation and includes an EN-SUITE SHOWER ROOM for the ultimate in comfort. The remaining bedrooms offer plenty of space and flexibility. Completing the upper floor is a well-appointed family BATHROOM featuring both a bathtub and a separate shower head. Outside, the property truly shines. To the rear, you'll find a fantastic large garden, perfect for alfresco dining or enjoying a morning espresso on the elevated decking area. The expansive lawn is ideal for children to run and play. For added convenience, there's a DETACHED DOUBLE GARAGE offering ample storage or a perfect space for a "man cave." The upstairs of the garage, while not an 'official bedroom' offers endless possibilities, including space for a sofa or bed, and comes with its own WC and BOILER SYSTEM there is no reason why it couldn't be converted to a full annex should you desire! To the front of the property, there's plenty of space for parking, ensuring that parking will never be a concern.



Ground Floor



First Floor



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